

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		LEWIS AVE, ARLINGTON

## OWNERSHIP

OWNERSHIP			Unit #:	1
Owner 1:	HALTER CHRISTINE /TRUSTEE			
Owner 2:	CCH REALTY TRUST			
Owner 3:				
Street 1:	46 LEWIS AVE			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry	Own Occ:	Y
Postal:	02474	Type:		

## PREVIOUS OWNER

Owner 1:	HALTER CHRISTINE -		
Owner 2:	-		
Street 1:	46-48 LEWIS AVE #1		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1986, having primarily Clapboard Exterior and 1550 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc	CONDO	Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

## Residential

**CARD**

**ARLINGTON**

**APPRAISED:**

**USE VALUE:**

**ASSESSED:**

Total Card /

653,200 /

653,200 /

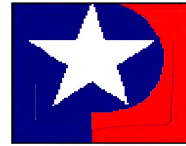
653,200 /

Total Parcel

**653,200**

**653,200**

**653,200**



***Patriot***  
Properties Inc.

## USER DEFINED

Prior Id # 1:	147255
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## ACTIVITY INFORMATION

Date	Result	By	Name
7/12/2018	Measured	DGM	D Mann
5/28/2015	Permit Insp	PC	PHIL C
5/12/2014	External Ins	PC	PHIL C
2/7/2014	Info Fm Prmt	EMK	Ellen K
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	653,200			653,200		147255
							GIS Ref
							GIS Ref
Total Card	0.000	653,200			653,200	Entered Lot Size	GIS Ref
Total Parcel	0.000	653,200			653,200	Total Land:	Insp Date
Source:	Market Adj Cost	Total Value per SQ unit /Card:	421.42	/Parcel:	421.42	Land Unit Type:	07/12/18

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	102	FV	653,200	0	.		653,200		Year end	12/23/2021	<b>PRINT</b>	
2021	102	FV	634,400	0	.		634,400		Year End Roll	12/10/2020		
2020	102	FV	625,000	0	.		625,000	625,000	Year End Roll	12/18/2019	12/29/21	23:49:30
2019	102	FV	599,200	0	.		599,200	599,200	Year End Roll	1/3/2019	<b>LAST REV</b>	
2018	102	FV	531,500	0	.		531,500	531,500	Year End Roll	12/20/2017		
2017	102	FV	485,700	0	.		485,700	485,700	Year End Roll	1/3/2017	<b>Date</b>	<b>Time</b>
2016	102	FV	485,700	0	.		485,700	485,700	Year End	1/4/2016	07/12/18	17:11:33
2015	102	FV	445,100	0	.		445,100	445,100	Year End Roll	12/11/2014	danam	

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

Type:	99 - Condo Conv		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:	N - NONE		

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

## GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt: 1986	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G16	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

## CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	79 - 7037

## RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals		RM:s	5		BR:s	2		Baths:	1		HB	

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1	- Drywall	
Sec Int Wall:			%
Partition:	T	- Typical	
Prim Floors:	4	- Carpet	
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3	- Typical	
Insulation:	2	- Typical	
Int vs Ext:	S		
Heat Fuel:	1	- Oil	
Heat Type:	3	- Forced H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION			
Phys Cond:	AG - Avg-Good	17.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	17.1	%

## CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.32741928
Const Adj.:	1.00000000
Adj \$ / SQ:	404.863
Other Features:	88750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	787916
Depreciation:	134734
Depreciated Total:	653183

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

## RES BREAKDOWN

No	Unit	RMS	BRS	FL
1		5	2	0
<b>Totals</b>				
1		5	2	

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

**PARCEL ID** 046.E-0001-0001.0

[illegible]

More: N	Total Yard Items:	Total Special Features:	Total:
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## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	1,550	404.860	627,538
Net Sketched Area:		1,550	Total:	627,538
Size Ad	1550 Gross Area		1550 FinArea	1550

### SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
88						
88						
50						

## IMAGE

**AssessPro** Patriot Properties, Inc

